

TITLE 8 DEVELOPMENT CODE
DIVISION 7: GENERAL DESIGN STANDARDS
CHAPTER 7: SIGN REGULATIONS.
Sections:

87.0701	Intent.
87.0705	General Provisions.
87.0710	Prohibited Signs.
87.0715	Additional Signs.
87.0720	Exempt Signs.
87.0725	Primary Signs.
87.0730	Accessory Signs.
87.0740	Enforcement.
87.0750	Sign Registration.
87.0760	Amortization/Abatement.

87.0701 Intent.

The provisions of this chapter establish general regulations for the use of signs and other exterior advertising formats within the unincorporated areas of San Bernardino County. Additional standards and regulations may be adopted as part of a land use district. Also, it is the intent of this chapter to recognize that the eventual elimination of existing signs that do not conform with the provisions of this Title is as important as is prohibiting new signs that would violate these regulations.

Sign provisions are established to safeguard and enhance property values, to protect public and private investment in buildings and open spaces, to improve the appearance of the County as a place in which to live and work, and as an attraction to nonresidents who come to visit or trade; to encourage sound signing practices as an aid to business, and to provide information to the traveling public; to prevent excessive and confusing sign displays; to reduce hazards to motorists and pedestrians, and to promote the public health, safety, and general welfare.

Readopted Ordinance 3341 (1989)

87.0705 General Provisions.

(a) No person shall erect any sign regulated by this chapter in the unincorporated areas of San Bernardino County, without first obtaining appropriate permits and registration. Such signs shall be erected in conformance with the provisions of this Code and any applicable plan.

(b) All signs and their components shall be regularly maintained and kept in good repair and appearance. If a sign is not properly maintained, it shall be removed or repaired within thirty (30) days, following written notice of such condition by an authorized County official.

(c) Except for time and temperature components, signs may only be lit by steady, stationary, shielded light directed only at the sign, by light inside the sign, by direct neon lighting, or by an alternating lighting system that changes no more than once every hour, except as allowed by Subsection 87.0710(a) of this Title. The glare from such luminous source shall not exceed one half (0.5) footcandle.

(d) No sign or any portion thereof shall extend over a property line onto an adjacent property or right-of-way.

(e) No sign shall interfere with a driver's or pedestrian's view of public rights-of-way or in any other manner impair public safety, or interfere with the safe operation of a motor vehicle on public streets. This includes, but is not limited to, the driver's view of approaching, merging, or intersecting traffic.

(f) All signs shall comply with the provisions of the Development Code regarding clear sight triangles which includes the following:

(1) There shall be no monument signs allowed within a clear sight triangle.

(2) There shall be no more than two (2) posts or columns, each with a width or diameter no greater than twelve (12) inches, within a clear sight triangle.

(3) When a freestanding sign is located within a clear sight triangle, the lower edge of the sign face shall be at least eight (8) feet above grade.

(g) No sign shall be attached to or painted on natural features such as trees, shrubs or rocks.

(h) No sign shall be attached to or painted on a public utility pole or street light.

(i) No more than two (2) faces of a single sign may be viewable at one time from one place.

(j) The height of all signs shall be measured along the leading edge of the sign and shall be measured from the finished grade of the ground below such leading edge to the top of the sign, except that freestanding signs shall be measured from grade or the surface of the adjacent roadbed, whichever yields the greater sign height. The maximum height of any primary freestanding sign shall be thirty-five (35) feet. The maximum height of any accessory freestanding sign shall be twenty-five (25) feet. A more restrictive maximum sign height standard may be specified by this chapter or the provisions of the applicable land use district or overlay district.

(k) Where a maximum overall sign area is specified, the sum of the areas of all wall, roof or display sign faces shall be calculated in accordance with the provisions of this section.

(l) Where a ratio of building frontage to sign area is used, the building frontage shall be the linear dimension of the building foundation or base which is adjacent to the street right-of-way, or which is the main entrance to such building when the building is not adjacent to the street right-of-way.

(m) Where a ratio of building frontage to sign area is used, separate attached signs are permitted on each building frontage, provided that this ratio and the maximum total area and total number of attached signs provided for within the land use district is not exceeded.

(n) The area of any single sign shall not exceed five hundred (500) square feet and shall be calculated as follows:

(1) Except as otherwise provided by this chapter or the provisions of a land use district, decorative trim six (6) inches or less in width immediately surrounding the perimeter of a sign, pole covers not exceeding twenty-four (24) inches in width, and roofs attached immediately above the top of the sign which do not exceed twenty-four (24) inches in height nor twelve (12) inches in width beyond the width of each side of such sign face, shall not be included for the purposes of calculating sign area, unless such decorative trim is part of, is associated with or implies the commercial, noncommercial or political message that is being displayed.

(2) The maximum area allowed for each face of the following signs shall be equal to the maximum sign area allowed by the applicable land use district or this chapter:

(A) Single face signs.

(B) Double face signs, as measured on the largest single face.

(C) V-shaped signs with an acute or right angle between the sign faces on the side away from the right-of-way to which the sign is oriented.

(3) The maximum area allowed for any one (1) sign face of the following signs shall be seventy five percent (75%) of the maximum sign area allowed by the applicable land use district or this chapter. The total area of all such sign faces shall not exceed the maximum sign area allowed by the applicable land use district or this chapter.

(A) Signs with more than two (2) faces.

(B) Signs with more than one (1) face oriented in the same direction.

(C) V-shaped signs with an obtuse angle greater than ninety (90) degrees and less than one hundred-eighty (180) degrees between the sign faces on the side away from the right-of-way to which the sign is oriented.

(4) The area of a figure or other irregular or three-dimensional display used for advertising purposes shall be computed by enclosing the entire area within parallelograms, triangles or circles in a size sufficient to cover the entire area and computing only the maximum single display surface which is visible from any ground position at one time.

(5) Any sign which includes an automatic time or temperature display shall be given a bonus of thirty percent (30%) increase in area over the maximum area allowed by a land use district or this chapter. This bonus area shall only be utilized for the time or temperature display. Such bonus area shall not exceed a maximum of fifty (50) square feet.

(6) Animals, man-made objects or natural features which are part of or incorporated into the design of the sign, and are associated with or imply the commercial, noncommercial or political message that is being displayed shall be calculated as part of the total sign face area.

(7) The area of a monument sign shall be calculated by using only the area devoted to display of a commercial, noncommercial or political message.

(o) Unless otherwise specified by this chapter or a land use district, a maximum of one (1) freestanding sign is permitted per lot, per frontage, except where the area of a second freestanding sign is less than seventy-five (75) square feet or except where it is separated from all other freestanding signs including those on adjacent lots by at least one hundred (100) feet. No more than ten percent (10%) of the view of an existing sign face, as viewed from the edge of the abutting paved roadway for ten percent (10%) of the distance from the sign face up to one hundred (100) feet from such existing sign face shall be obstructed by any new freestanding sign. In no instance shall any portion of a new freestanding sign structure, erected after November 1987, be closer than ten (10) feet to any existing sign.

(p) Where it is determined that vegetation will obstruct the visibility of more than ten percent (10%) of the face of such a proposed sign, as viewed from the edge of the abutting paved roadway for ten percent (10%) of the distance up to seven hundred fifty (750) feet away from the proposed sign face, the following shall be submitted prior to issuance of a building permit:

(1) STATEMENT OF INTENT - The sign owner shall submit a statement indicating what vegetation will be cut, trimmed and/or left undisturbed.

(2) ACKNOWLEDGEMENT LETTER - The sign owner shall submit a letter from any affected agency or property owner, where trees are proposed to be cut or trimmed, authorizing such removal or trimming operation.

(3) Where vegetation is authorized to be removed to accommodate visibility of a sign on a publicly owned right-of-way, then such remaining vegetation shall be enhanced by the planting of one (1) specimen tree or plant of the same or similar species for each such tree or plant removed. This shall be accomplished prior to the final building permit inspection for the proposed sign. Such specimen plants shall be planted along the same roadway as close as

botanically sound, but not in such a manner as to obstruct the proposed sign during the life of such tree or plant. The applicant shall obtain permission from the responsible agency or property owner for such plantings prior to the issuance of the building permit and shall maintain such vegetation after planting for a period of six (6) months or until the plant is self sustaining, whichever is longer. This requirement shall be modified or waived by the Building Official where it is determined that an alternate mitigation measure is acceptable or where compliance is not practicable.

(q) An accessory sign, as allowed by this Code, may be mounted on the same sign structure as a primary freestanding sign, provided that such accessory sign shall have a maximum area that is no more than fifty percent (50%) of the area of the primary sign face on the same sign structure, and provided that the maximum total area and height allowed within a land use district is not exceeded.

(r) The following information shall be clearly legible and in a conspicuous place on each sign:

(1) Every accessory sign shall display the name of the maker and date of construction.

(2) Every primary sign shall display the name of the sign owner, operator and builder and the State Outdoor Advertising Permit number, where required.

(3) A County sign registration decal shall be displayed on all permanent primary and accessory signs.

(s) All freestanding signs which have an area eighteen (18) square feet or greater and/or a height of six (6) feet or greater shall require a building permit prior to construction.

(t) No part of any freestanding sign, including the footing, shall be located closer than one (1) foot from any property line.

(u) The leading edge or footing of a sign shall be located no closer than one (1) foot from the ultimate right-of-way line.

(v) When a freestanding sign is located within a street front or side yard setback area, the sign face shall be at least eight (8) feet above grade.

(w) A monument sign may be substituted for any freestanding sign permitted by the provisions of this Code or any applicable plan, provided such monument sign complies with the provisions of this chapter.

(x) The maximum height of a monument sign located in a yard or street setback area shall be the height of an allowed wall or fence in the same yard or street setback area.

(y) The height of a projecting sign shall not exceed the height of the structure to which it is attached and shall not project more than five (5) feet from the supporting wall or be less than eight (8) feet from grade.

(z) A roof sign shall be mounted on the roof parallel to the ridge of the roof.

(aa) Wall signs shall be attached flat against a wall of the building. Such signs shall project no more than eighteen (18) inches from the wall, and shall not project above the roof line or extend over a public sidewalk or right-of-way.

Readopted Ordinance 3341 (1989); Amended Ordinance 3377 (1990); Amended Ordinance 3612 (1995)

87.0710 Prohibited Signs.

The following signs are prohibited:

(a) Signs having any animated, moving, or rotating parts, including signs that have alternating messages that change more than once an hour. Time and temperature displays may alternate no more than once every five (5) seconds. During a trial period commencing January 1, 1990 and continuing through June 30, 1990, all legally constructed accessory signs constructed prior to January 1, 1990 may alternate messages in addition to time and temperature messages no more than once every five (5) seconds [four (4) second illumination per message and one (1) second break between messages]. This trial period is established for the purpose of allowing study of the merits of alternating message signs and shall be terminated on July 1, 1990 unless the Board of Supervisors takes further action to extend or make permanent its provisions.

(b) Moveable or portable signs, including signs attached to or painted on trailers or vehicles parked on private property for the purpose of gaining unauthorized sign area.

(c) Signs which make sounds.

(d) Signs which obscure, imitate or otherwise limit the effectiveness of official traffic control signs or devices.

(e) Signs which display any statement or symbol of an obscene or immoral nature as to offend the public morals or decency.

(f) Banners and flags except the following: Not more than three (3) flags or two (2) banners of non-profit, religious, charitable or fraternal organizations; or when used for temporary advertising of business openings and special events. Such banners and flags shall not exceed fifteen (15) feet in length nor three (3) feet in width. Banners and flags may be displayed on roof, wall, or fence areas only. The total number of banners or flags per occupant shall not exceed one (1) per street frontage. The maximum time period for display of an approved banner or flag, shall be ninety (90) days and shall be subject to permit or other approval process.

(g) Tethered balloon(s) or other inflatables used to draw attention to a use or event.

(h) Signs with flashing neon elements or signs which have neon lighting on their support structures.

(i) Signs which are not effectively shielded so as to prevent beams or rays of light being directed at any portion of the traveled way or which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver of a motor vehicle.

Readopted Ordinance 3341 (1989); Amended Ordinance 3377 (1990)

87.0715 Additional Signs.

The following signs shall comply with the requirements of this Code or any applicable plan:

- (a) Service station product price signs, provided such signs do not exceed twenty four (24) square feet in area per sign. One (1) such sign shall be allowed per street frontage. Any additional sign area shall be calculated as part of the total sign area allowed by the land use district.
- (b) Drive-in restaurant menu boards, including those with speakers, provided each sign does not exceed thirty (30) square feet. No more than two (2) such signs shall be permitted per site.
- (c) Any freeway oriented primary sign(s) identifying a city or unincorporated community provided that such signs only display the name, surname or slogan of such city or community and conform to the size-setback schedule for freeway oriented accessory signs specified by Subsection 87.0730.
- (d) Temporary signs for garage sales provided such signs shall not be displayed for more than two (2) weeks in any six (6) month period.

Readopted Ordinance 3341 (1989)

87.0720 Exempt Signs.

The following signs are exempt from the requirements of this Code and any applicable plan:

- (a) Signs, flags, banners, emblems or notices issued or endorsed by a constituted governmental body, public agency, court, person or officer in performance of a public duty, including traffic or highway signs, railroad crossing signs or similar regulatory or warning devices and legal notices.
- (b) Holiday displays and decorations not to exceed sixty (60) days.
- (c) Signs located inside a building, courtyard, mall or other similar structure, provided such signs are not conspicuously visible and readable from a public street or adjacent properties not under the same ownership.
- (d) Utility company signs identifying conduits, cables, any dangerous condition or providing other such similar notice.
- (e) Memorial tablets or signs and historic markers.

Readopted Ordinance 3341 (1989)

87.0725 Primary Signs.

(a) GENERAL REGULATIONS.

Unless otherwise specified in this section or in a land use district, the following standards shall be applicable to all primary signs:

- (1) The maximum height of any primary freestanding sign shall be thirty-five (35) feet. The maximum height of a primary freestanding sign whose leading edge is not within five hundred (500) feet of a freeway right-of-way nor located within fifty (50) feet of a railroad line shall be twenty-five (25) feet.
- (2) The maximum vertical height of the face of a primary sign shall be twenty-five (25) feet.
- (3) The maximum horizontal width of the face of a primary sign shall be fifty (50) feet.
- (4) The maximum area of the face of a primary sign shall be five hundred (500) square feet. The maximum area of the face of a primary sign whose leading edge is not within five hundred (500) feet of a freeway right-of-way shall be three hundred (300) square feet. The area and height of a freestanding sign may be expanded by no more than ten percent (10%) for the addition of temporary embellishments, cut-outs and other add-ons. Such embellishments shall not exceed fifty (50) square feet in area nor add more than five (5) feet in additional height.
- (5) A maximum of two (2) steel support poles shall be allowed for any primary freestanding sign. Steel support poles shall be required for the construction of any primary freestanding sign required to have a building permit per this chapter.
- (6) Primary signs shall not obstruct any access route, including any yard area needed for emergency vehicle or personnel access.
- (7) No primary freestanding sign greater than eighteen (18) square feet in area shall be oriented toward a State or County Highway which has been designated as a Scenic Route by the Federal, State or a local jurisdiction.
- (8) Where primary signs are oriented towards thoroughfares other than freeways, the message displayed thereon may be visible to the operators of vehicles from on-and-off ramps, but said message shall not be designed to be viewed by the operators of vehicles being driven on the main traveled way of said freeway.
- (9) No provision of this section shall prevent the erection of double-faced, back-to-back primary signs or V-shaped primary signs erected in accordance with Subsection 87.0705(n).

(10) All primary signs shall maintain the following minimum spacing between the leading edge of each such sign on the same side of the same street or freeway. Measurements shall be calculated from the leading edge or footing of the sign nearest to the planned right-of-way.

(A) Freeway Oriented Primary Signs

<u>Sign Area</u>	<u>Minimum Spacing</u>
0-500 sq. ft.	750 ft.
500.01 sq. ft. and over	Not Allowed

(B) All Other Primary Signs

<u>Sign Area</u>	<u>Minimum Spacing</u>
0 - 50 sq. ft.	50 ft.
50.01 - 100 sq. ft.	150 ft.
100.01 - 300 sq. ft.	500 ft.
300.01 sq. ft. and over	Not Allowed

(11) The leading edge of all primary signs shall maintain the following minimum setbacks from the planned right-of-way:

<u>Sign Height</u>	<u>Set Back</u>
Freeway Oriented Primary Signs (any height)	3 ft.
All Other Primary Signs	
0 - 16 ft.	3 ft.
16.01 - 25 ft.	5 ft.
25.01 ft. and over	Not allowed

(12) A copy of the current valid State Outdoor Advertising Permit, where such is required by the State, shall be submitted to the Building Official prior to approval of a plot plan for a primary sign, except where specific County findings are required by the State Department of Transportation prior to the issuance of the State Outdoor Advertising Permit. In all instances where a valid State Outdoor Advertising Permit is required by the State, it shall be submitted prior to issuance of a building permit for the construction of the sign.

(b) FREEWAY ORIENTED PRIMARY SIGNS.

(1) Freeway oriented primary signs shall be erected, constructed or maintained, so that the message displayed thereon shall be designed to be viewed by the operators of vehicles traveling on freeways. In addition to the provisions of this subsection, all signs shall be subject to the provisions of the land use district in which they are located.

(2) General Regulations.

(A) Unless otherwise specified in this chapter, the location and design standards for freeway oriented primary signs shall be as provided in the State Outdoor Advertising Act (Chapter 2 of the California Business and Professions Code), and the California Administrative Code, Title 4, Chapter 6.

(B) The changing of a message or customary maintenance of a legally existing sign structure as defined in Section 2270 of the California Administrative Code, Title 4, Chapter 6 shall not require a permit pursuant to this subsection.

(C) Freeway oriented primary signs shall be permitted subject to Conditional Use Permit.

(3) Location Standards.

In addition to all other applicable federal, state and local requirements, no freeway oriented primary signs shall be constructed until a permit has been issued by the Building Official in accordance with the following:

(A) All freeway oriented primary freestanding signs shall be located where allowed within an established business area, which shall mean an area within one thousand (1,000) feet, measured in any direction, from the leading edge of such the nearest edge of a commercial or industrial activity or structure, and which is located in a commercial or industrial land use district. For purposes of calculating the one thousand (1,000) foot measurement, the freeway right-of-way shall be excluded.

The area of a commercial or an industrial activity shall be presumed to be that portion of a parcel lying within a single rectangle which encloses all improvements, storage areas, and parking areas related to that commercial or industrial activity. This activity includes accessory and primary land uses which are both directly and traditionally related to a commercial or industrial land use; but does not include infrastructure or access improvements (e.g. driveways, railways, powerlines, etc.).

(B) Notwithstanding other provisions of this section , no freeway oriented primary sign shall be placed within seven hundred fifty (750) feet from any other freeway oriented primary sign on the same side of the freeway. If a particular land use district specifies a more restrictive spacing, then the more restrictive spacing shall prevail.

(c) FREEWAY ORIENTED DIRECTIONAL SIGNS.

(1) Freeway oriented directional signs shall be located and designed in accordance with the State Outdoor Advertising Act (Chapter 2 of the California Business and Professions Code) and California Administrative Code, Title 4, Chapter 6.

(2) The message on directional signs shall be limited to the identification of an attraction or activity and directional information useful to the traveler in locating such an attraction or activity.

(3) A copy of the current valid State Outdoor Advertising Permit, where such is required by the State, shall be submitted to the Building Official prior to approval of a plot plan for a freeway oriented directional sign, except where specific County findings are required by the State Department of Transportation prior to the issuance of the State Outdoor Advertising Permit. In all instances where a valid State Outdoor Advertising Permit is required by the State, it shall be submitted prior to issuance of a building permit for the construction of the sign.

(d) ADDITIONAL PRIMARY SIGNS.

The following primary signs are permitted in addition to those specified within individual land use districts:

(1) Primary Civic Signs.

(A) Primary civic signs which serve to identify a community are permitted in any land use district subject to a Land Use Compliance Review by the Building Official and the following:

(B) Primary civic signs shall have a maximum area of one hundred (100) square feet and a maximum height of fifteen (15) feet, except that in those districts where accessory business signs are not permitted, primary civic signs shall have a maximum area of thirty-two (32) square feet and a maximum height of twelve (12) feet. In those districts where accessory business signs are permitted, the maximum height and area for a primary civic sign shall be the same as the permitted accessory business sign, unless otherwise specified by this chapter.

(2) Primary Business Directional Signs.

(A) Primary business directional signs are signs directing attention to, or otherwise pertaining to, a commodity or service which is sold, produced, conducted or offered by a nonresidential land use type not located on the same site on which the sign is located which is within fifty (50) air miles of the business or establishment being identified.

(B) Primary business directional signs are permitted in any nonresidential land use district subject to a Land Use Compliance Review and the following restrictions:

(I) No primary business directional sign shall be permitted when an accessory business sign will serve to adequately identify the establishment.

(II) No primary business directional sign shall be located within fifty (50) feet of another primary sign.

(III) In those nonresidential districts where accessory business signs are not permitted, primary business directional signs shall not exceed thirty-two (32) square feet in area nor ten (10) feet in height.

(IV) In those districts where accessory business signs are permitted, primary business directional signs shall not exceed sixty-four (64) square feet in area nor fifteen (15) feet in height or such signs shall conform to the size and height provided for accessory business signs within the district, whichever is smaller.

(V) Whenever a primary business directional sign is used, there shall be a one (1) square foot reduction of permitted sign area for accessory business signs for the establishment for each square foot of sign area in the business directional sign.

(VI) If a primary business directional sign is oriented towards a State Highway or freeway, such sign shall also comply with the provisions of Subsection 87.0725 (c).

(e) TEMPORARY PRIMARY SIGNS.

The following signs shall be permitted in any land use district on a temporary basis:

(1) Temporary Primary Political Signs.

(A) A temporary primary political sign is any sign that indicates any one or a combination of the following:

(I) The name or picture of an individual seeking election or appointment to a public office.

(II) Relates to a forthcoming public election or referendum.

(III) Advocates a persons', groups', or parties' political views or policies.

(B) A temporary primary political sign is permitted in any land use district subject to the following limitations:

(I) Such political signs shall be removed within thirty (30) days after the same election.

(II) Such political signs shall have a maximum area of eight (8) square feet in residential land use districts and thirty-two (32) square feet in all other land use districts, unless such sign is an accessory (e.g. campaign headquarters) or primary sign permitted by this chapter.

(III) Such political signs shall not be erected within any street intersection, clear sight triangle or at any location where the sign may interfere with, obstruct the view of, or be confused with any authorized traffic sign.

(IV) Such political signs shall not be nailed or affixed to any tree, fence post or public utility pole and shall not be located in the public right-of-way, parkway or on publicly owned land.

(2) Temporary Primary Directional Signs.

(A) These directional signs are for each residential development project.

(B) Where no approved Sign Location Plan exists, temporary primary directional signs for each residential development project or approved increment or phase thereof will be permitted subject to the issuance of a Temporary Use Permit and subject to the following:

(I) A maximum of four (4) signs not within the boundaries of the residential development project shall be permitted with a maximum area of thirty-two (32) square feet per sign.

(II) A maximum of three (3) signs are permitted within the boundaries of the residential development project. These signs are to be located as follows: one (1) at the entrance and one (1) at the exit of the residential development project, and one (1) at the sales office site.

(III) Signs allowed by this subsection may only state the name of the development, directions and distance to the development, type of financing, price range and the developer's telephone number.

(IV) Each sign location will be considered as an individual site.

(V) Each sign shall be located at least five hundred (500) feet away from any other sign, unless it is determined by the County Fire Chief that a closer spacing will better accomplish the intent of this section.

(VI) Such signs may be located in front, side or rear yards, but may not be located closer than five (5) feet from the edge of the planned right-of-way.

(C) Sign Location Plan.

In areas where a Sign Location Plan has been approved, temporary directional primary signs shall be incorporated into sign structures designed to accommodate identifications of more than one (1) residential development project, or approved increments thereof.

Such temporary primary directional signs shall comply with the following:

(I) The site of each sign structure must be shown on an approved Sign Location Plan.

(II) Each sign structure shall be constructed in accordance with elevations shown on an approved Sign Location Plan.

(III) Each individual sign structure shall have no more than one hundred (100) square feet of total sign area. The average sign area for all signs approved by the Sign Location Plan shall be sixty-four (64) square feet or less.

(IV) New sign structures shall be located no closer than five hundred (500) feet from any existing sign structure.

(V) Any one (1) face of a sign structure shall include no more than one (1) panel per residential development.

(VI) In addition to the above requirements, a maximum of two (2) separate primary signs may be individually approved per residential development as an amendment to the Sign Location Plan. Each sign shall be subject to the same design and location standards specified by Subsection 87.0725(e)(2)(B).

(VII) All nonconforming signs on the proposed site shall be removed prior to the approval of a Sign Location Plan.

(VIII) Where such alternate advertising displays are proposed to be placed within County road right-of-ways, County transportation encroachment permits shall be obtained prior to approval of the Sign Location plan.

(IX) An approved Sign Location Plan may also approve the use of flags or other alternate advertising displays both on-site and off-site, provided the conditions of approval specify the type, maximum area, maximum height, maximum number, minimum spacing, time limitation and maintenance requirements for such alternate advertising displays.

(X) Temporary Use Permits issued for such primary signs and sign structures constructed in accordance with the provisions of this section may receive up to four (4) annual renewals and time extensions or until all lots within subdivisions or units within a residential development using the sign structure have been sold, whichever occurs first.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3596 (1995); Amended Ordinance 3611 (1995)

87.0730 Accessory Signs.

Accessory advertising signs and structures shall be regulated by the provisions of this chapter and the provisions of the applicable land use district. The following accessory signs are permitted in addition to those specified within a land use district:

(a) **ACCESSORY RESIDENTIAL SIGNS.**

The following signs are permitted in any land use district that allows residential land uses:

(1) Accessory residential signs are signs which give notice of the name and/or address of residential land uses on the same lot and/or the name of a resident thereof. Except as otherwise provided, accessory residential

signs shall not exceed a total of six (6) square feet in area per residential dwelling and shall not exceed six (6) feet in height.

(2) Accessory residential signs for multi-family structures shall not exceed twenty (20) square feet in area.

(3) Accessory residential signs shall also include signs which identify a residential development by name or give similar notice to identify a residential area or neighborhood. Each residential area or development shall be limited to a maximum of two (2) permanent signs per principal entrance to the residential development. The maximum total sign area shall be one hundred (100) square feet per development and all such individual signs shall not exceed a maximum height of six (6) feet when such sign is located outside the front yard setback area and four (4) feet when within the front yard setback area. Such signs shall not advertise the sales of lots or homes. These signs are permitted in any land use district which allows residential land uses.

(b) **NONRESIDENTIAL ACCESSORY SIGNS IN RESIDENTIAL, AGRICULTURAL AND CONSERVATION LAND USE DISTRICTS.**

When a nonresidential use is allowed within a residential, agricultural or conservation land use district, said use may be accompanied by one (1) unlighted single or double faced sign not to exceed six (6) feet in height or twelve (12) square feet in area, for each sixty (60) feet of street frontage and not to exceed a maximum of twenty-four (24) square feet in total area.

(c) **ACCESSORY COMMERCIAL/INDUSTRIAL COMPLEX SIGNS.**

(1) A shopping center occupant located on the perimeter of a shopping center with street frontage may have one (1) monument sign, subject to a Land Use Compliance Review, in addition to a wall, roof, or projecting sign. The additional sign shall not exceed fifty (50) square feet in area.

(2) A shopping center occupant which backs onto or is located adjacent to a major arterial, or a major or secondary highway, may have an additional wall sign on the rear of the building subject to a Land Use Compliance Review.

(3) A shopping center complex abutting two (2) street frontages of at least one hundred fifty (150) feet each, may have one (1) additional monument sign, subject to a Land Use Compliance Review. However, the total cumulative square footage of all monument signs shall not exceed one hundred (100) square feet.

(4) Freestanding signs shall be permitted subject to a Land Use Compliance Review and shall be mounted in a landscaped planter at least two (2) times the area of the sign. The planter shall contain a permanent operational irrigation system.

(5) One (1) roof or one (1) projecting sign shall be permitted subject to a Land Use Compliance Review when the Building Official finds that an allowed accessory freestanding sign does not provide sufficient opportunity for adequate viewing.

(d) **ACCESSORY CIVIC SIGNS.**

Accessory civic signs are signs which give notice of the name or service, or other function or operation, of a publicly owned land use type on the same lot, or which give notice of the address or conditions of use of a parking area or other facility serving such activity. Accessory civic signs are permitted in any land use district subject to the following limitations:

(1) In those districts where accessory business signs are not permitted, accessory civic signs with a maximum area of thirty-two (32) square feet and a maximum height of twelve (12) feet are permitted subject to a Land Use Compliance Review by the Building Official.

(2) In those districts where accessory business signs are permitted, the maximum height and area for accessory civic signs shall be the same as that permitted for accessory business signs.

(e) **TEMPORARY ACCESSORY SIGNS.**

The following signs shall be permitted as accessory signs in any land use district on a temporary basis:

(1) **Accessory Realty Signs.**

(A) Accessory realty signs are temporary accessory signs which pertain to the sale, lease, rental or display of lots, buildings or such facilities which exist or are in the process of being constructed or altered.

(B) Accessory realty signs are permitted subject to following height and area limitations:

(I) In those districts where accessory business signs are not permitted, the maximum area of an accessory realty sign shall be six (6) square feet and the maximum height shall be five (5) feet. Such signs shall have a maximum height of four (4) feet when placed within the front yard or sidestreet yard setback areas.

(II) In those districts where accessory business signs are permitted, the maximum area for an accessory realty sign shall be fifty percent (50%) of the allowable area permitted for the accessory business signs, but not more than thirty-two (32) square feet. Permitted height for an accessory realty sign shall be the same as that permitted for an accessory business sign.

(2) **Accessory Development Signs.**

Accessory development signs are temporary accessory signs which announce future activities and facilities to be located on the site and which may identify the persons or firms engaged in the promotion, design, construction or alteration of the facilities. Accessory development signs are allowed in any land use district subject to the issuance of a Temporary Use Permit.

(f) **FREEWAY ORIENTED ACCESSORY SIGNS.**

(1) Such signs shall be located within two hundred (200) feet of the building or use to which such a sign is an accessory use.

(2) A maximum of two (2) steel support poles shall be required for any freestanding freeway oriented accessory sign, which has an area of eighteen (18) square feet or greater.

Readopted Ordinance 3341 (1989); Amended Ordinance 3612 (1995)

87.0740 Enforcement.

(a) In addition to the following provisions, violations of this chapter shall be enforced in accordance with the provisions of Development Code Division 1, Chapter 2.

(b) The following signs are hereby declared to be public nuisances:

(1) Any sign or advertising structure, including flags, unlawfully constructed, placed on or unlawfully projecting over land owned in fee simple by a governmental entity, or unlawfully on or over a public right-of-way without an encroachment permit as provided in the County Code.

(2) Any sign declared to be hazardous or unsafe by the Planning Agency, Building Official, or County Fire Chief.

(c) A County enforcement officer may, without notice, move, remove and/or dispose of a sign or advertising structure that has been declared a public nuisance pursuant to Subsection 87.0740(b). In addition, an enforcement officer may authorize any work required to correct a hazardous or unsafe condition.

(d) A County enforcement officer shall charge the cost of moving, removing, disposing, correcting, storing, repairing or working on a sign or sign structure to any one or all of the following, each of which shall be jointly and individually liable for said expense:

(1) The permittee.

(2) The owner of the sign.

(3) The owner of the premises on which the sign is located.

(4) The sign lessee or lessor.

(e) The charge for expenses shall be in addition to any penalty for the violation. Recovery of the sign does not necessarily abrogate the penalty.

(f) Signs made of paper, cardboard, lightweight plastic, or similar materials, which are removed, may be discarded immediately. All other removed signs shall be held no less than thirty (30) days by the County, during which period it may be recovered by the owner upon paying the County for costs of removal and storage. If not recovered within the allowed thirty (30) day period, the sign and structure is hereby declared abandoned and title thereto shall vest to the County.

Readopted Ordinance 3341 (1989); Amended Ordinance 3611 (1995)

87.0750 Sign Registration.

(a) All existing and new permanent signs, not to include temporary signs, established in conjunction with a commercial, industrial, private institutional or commercial-agricultural business use shall be subject to an annual sign registration requirement. A sign registration decal will be issued by the County Fire Department.

(b) Verification of application for sign registration and plot plan approval by the County Fire Department shall be submitted prior to the issuance of any building permit for the installation, wiring, remodeling or reconstruction of any sign or portion thereof which requires a building permit.

Readopted Ordinance 3341 (1989); Amended Ordinance 3492 (1992); Amended Ordinance 3611 (1995)

87.0760 Amortization/Abatement.

(a) GENERAL REQUIREMENTS.

A nonconforming sign, as defined by this Title, shall not be:

(1) Structurally altered to extend its useful life.

(2) Expanded.

(3) Re-established after damage or destruction of more than seventy-five percent (75%) of its value, as determined by the Building Official.

(4) No new sign shall be approved for a site, structure, building or use that contains nonconforming signs unless such nonconforming signs are removed or modified to conform with the provisions of this Title. No building permit shall be issued for any structures, building expansions or new building construction on a site which contains nonconforming signs, unless all signs on the site are brought into conformance with this Title. This does not include interior alterations which do not substantially change the character or intensity of the site.

(b) ACCESSORY SIGN AMORTIZATION.

Every accessory sign not described in California Business and Professions Code Subsection 5490(b) and which does not comply with the provisions of this Title shall have the same nonconforming use rights as the on-site business use it advertises, and shall be removed at the time the nonconforming use rights of the business expire.

(c) REMOVAL AND RELOCATION OF NONCONFORMING PRIMARY SIGNS.

Nonconforming primary sign displays located in an area designated on the County General Plan and designated as either agricultural or residential and located more than six hundred sixty (660) feet from the edge of the right-of-way of a freeway or primary highway, which have copy not visible or intended to be read from such freeway or primary highway, shall be removed from the site without compensation in accordance with the following schedule. This amortization period shall commence upon receipt of written notice of nonconformance.

Fair Market Value on Date of Notice	Maximum Years Allowed
Under \$1,999.....	3.0
\$2,000 to \$3,999.....	4.5
\$4,000 to \$5,999.....	6.0
\$6,000 to \$7,999.....	7.5
\$8,000 to \$9,999.....	9.0
\$10,000 and over.....	10.5

(d) HARDSHIP CASES.

Under cases of extreme hardship and unusual circumstances, the Planning Commission shall have the authority to allow the retention of a nonconforming sign if the Commission specifically finds that extreme hardship and unusual circumstances exist.

The proponent of the request shall have the burden of clearly demonstrating that an extreme hardship and unusual circumstance exists and warrants the retention of the sign. The Planning Commission shall conduct a public hearing and shall find the following to be true prior to allowing retention of a nonconforming sign:

- (1) The site has a unique character or features that cause visibility problems.
- (2) The sign does not create a traffic hazard.
- (3) The sign does not create a visual blight to the community.
- (4) The sign does not adversely affect adjacent properties.
- (5) The sign is properly maintained and structurally sound.

(6) No other signing alternative or design would be feasible or be able to provide reasonable signing in accordance with this Title.

If the Planning Commission finds that an extreme and unusual circumstance exists, but that the design or condition of the sign creates a visual blight, then the Commission can grant a relief from the amortization of the nonconforming sign with the condition that the sign be remodeled to a more aesthetic design.

The Building Official shall determine the fair market value in accordance with the latest material valuation schedules and send notice of the determined value to the owner. Any disagreement over the value shall be resolved under the appeal procedures set forth in this Title. Upon the expiration of the appeal period, the sign shall be an illegal use, subject to immediate removal.

(e) REMOVAL AND RELOCATION OF NONCONFORMING ACCESSORY SIGNS.

(1) Nonconforming accessory signs described in California Business and Professions Code Subsection 5490 (b) located in an agricultural or residential land use district shall be removed from the site without compensation after the expiration of fifteen (15) years from the date the sign became nonconforming or from March 12, 1983, whichever is later. Upon the expiration of the amortization period, the sign shall be an illegal use subject to immediate removal. Nonconforming accessory signs described in California Business and Professions Code Subsection 5490 (b) and meeting one or more of the criteria in California Business and Professions Code Subsection 5497 (a) - (i) shall immediately be removed from the site without compensation.

(2) Any legal nonconforming commercial signs and billboards existing at the time this Title became effective may be continued, although such use does not conform with the provisions thereof. Provided, however, that all such nonconforming signs and billboards and their supporting members shall be completely removed by their owners not later than five (5) years from the effective date of this Title.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)